

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**COMMENTS FROM ENGINEERING WILL BE  
AVAILABLE AT THE DRC MEETING**

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Grand Palazzo I/David&Thelma  
Sylvia

**Case #:** 104-R-01

**Date:** 9-25-01

**Comments:**

- 1) Chapter 51 of SFBC applies.
- 2) Flow test required.
- 3) 3806 SFBC applies to any boat docks.
- 4) Civil plan required showing fire main, DDC, FDC's, and hydrant.

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**SITE PLAN REVIEW AND COMMENT**  
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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Grand Palazzo I/David & Thelma  
Sylvia

**Case #:** 104-R-01

**Date:** September 25, 2001

**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Grand Palazzo I/David & Thelma  
Sylvia

**Case #:** 104-R-01

**Date:** 9/25/01

**Comments:**

1. There is a minimum 5' landscape area requirement where a VUA adjoins an abutting right-of-way. This requirement does not appear to be met.
2. Add rain sensor requirement to irrigation note.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Other comments may be made at meeting.

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**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Grand Palazzo I

**Case #:** 104-R-01

**Date:** September 25, 2001

**Comments:**

Request: 8-unit Condominiums in RMM-25 district on a waterway.

1. Waterway uses will require Site Plan Level III review (ULDR Sec. 47-23.8). Modification of required rear and side yard will also require Site Plan Level III review (ULDR Sec. 47-23.11). A separate application and fee is required for Planning and Zoning Board.
2. Pursuant to ULDR Sec. 47-23.11, provide a narrative stating how the proposed pool, which encroaches into the rear and side setbacks, is compatible with adjacent properties.
3. Pursuant to ULDR Sec. 47-23.8.B.2, provide a narrative stating how the proposal meets the Neighborhood Compatibility requirements (ULDR Sec. 47-25.3.A.3.e.i).
4. Provide a copy of the most current recorded plat for this site.
5. Provide a roof plan and indicate all habitable space.
6. Provide a note on the site plan "No live-aboards allowed".
7. Provide setback calculations in Site Data table prior to submittal of Planning and Zoning Board application.
8. Discuss calculation of height with zoning representative.
9. Discuss ULDR Sec. 47-19.2.B with zoning representative. It states that accessory uses which encroach into any yard area are permitted to have a total combined linear facade length not greater than 20% of the total linear length of the façade to which they are attached.

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10. Discuss dock extensions with zoning representative. According to ULDR Sec. 47-19.3.C, mooring or dolphin piles shall not be permitted to extend more than 30% of the width of the waterway, or 25 feet beyond the property line, whichever is less.
11. Additional architectural treatments are needed on the first floor rear elevation.
12. Show details of the proposed concrete deck.
13. On the site plan, show how the sidewalk connects to the sidewalk leading over the bridge.
14. Label elevations north, south, east and west.
15. Label materials and colors on elevations prior to submittal of Planning and Zoning Board application.
16. Response to these comments should be provided within 90 days of this meeting or additional DRC review may be required.
17. Any changes to the architectural details that are subsequently approved at Final DRC may require review by the Planning and Zoning Board.
18. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder  
828-6421 beeper 497-0628

Project Name: Grand Palazzo

Case #: 104-R-01

Date: 9/25/01

**Comments:**

How will the gates be controlled.

The present gate design as depicted on the north and east elevations, are not effective as security devices.

How will access to the lobby and the elevator be controlled?

The door at grade, south of the lobby entry, should not allow entry to the building from the exterior.

How will the west entry door be controlled?

What type of perimeter control has been planned?

How will access to the dock from the north and east property line be controlled?

Provide a written response to these comments, on letterhead and signed.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Grand Palazzo I

**Case #:** 104-R-01

**Date:** 9/25/01

**Comments:**

1. In accordance with section 47-23.8 a Site Plan Level III review is required for Waterway Uses. Modification of required yards is also a Site Plan Level III review.
2. Provide a narrative outlining yard modification request of pool and building setbacks in accordance with section 47-23.11.
3. Are the live-a-boards? If not indicate on plans.
4. In accordance with section 47-19.2.B balconies shall not encroach into the required setback more than three (3) feet or twenty percent (20%) of the linear façade on which they are attached. Provide dimensions and percentages of the linear facades where the balconies are attached.
5. Are pump out stations provide for boats that have heads?
6. Label elevations north, south, east and west.
7. In accordance with section 47-19.2.R light fixtures are only permitted in the front yard no closer than five (5) feet from the property line, no greater than twelve (12) feet in height. Lights shall be shielded, angled or both.
8. Provide a roof plan.
9. Additional comments maybe forthcoming at DRC meeting.